



Chesterfield County has many beautiful places. Tall forests of oak and pine provide majestic beauty and frame ever changing views along rural roads and highways.



Carefully designed development can preserve forest lined road corridors

Seventy-five miles of shoreline along the James and Appomattox Rivers, together with forest lined reservoirs and small streams, provide panoramic views and wonderful natural places. Historic rural structures, well designed subdivisions, and several attractive commercial buildings add to Chesterfield's suburban character.



New shopping centers can accent the county's heritage

The Design Challenge

The face of Chesterfield County is rapidly changing. Its 1997 population is 250,000 residents with another 100,000 anticipated within the next 20 years. The challenge is to preserve the natural and rural beauty of the County and mold development into well designed and attractive communities.

The County's physical environment can be purposely designed; that is, its appearance, aesthetic quality and spatial form can be shaped for the physical, psychological and

social welfare of its citizens. Careful attention to the design of the natural and built environment is important to the quality of life in Chesterfield County. Attractive development enhances community pride of its citizens. People care about places with unique, historic or special character. Well designed places create a sense of place and contribute to the sustainability and lasting value of the entire County.



Usually private interests construct buildings, however, the County government can require specific architectural features and landscape forms. The purpose of this brochure is to illustrate the design initiatives underway in Chesterfield County through adopted plans, ordinances and public-private partnerships. A detailed design manual describing design standards and zoning requirements is available from the Chesterfield County Planning Department.



*Bon Air's Hazen-Smith House
Built in 1889*



At Brandermill, the natural forested shoreline of Swift Creek Reservoir is preserved through careful development standards



The design of this Chesterfield Courthouse area bank is sensitive to the historic architecture of Magnolia Grange

Building Places with Special Character

Villages

Chesterfield County's five historic villages, Bon Air, Chester, Ettrick, Matoaca, and Midlothian, provide a focus and identity for their surrounding communities. Each village provides a unique place with its own historic and architectural character. By recognizing these architectural and special qualities, well designed development can maintain their charm and unique character.



Matoaca Village scene along River Road

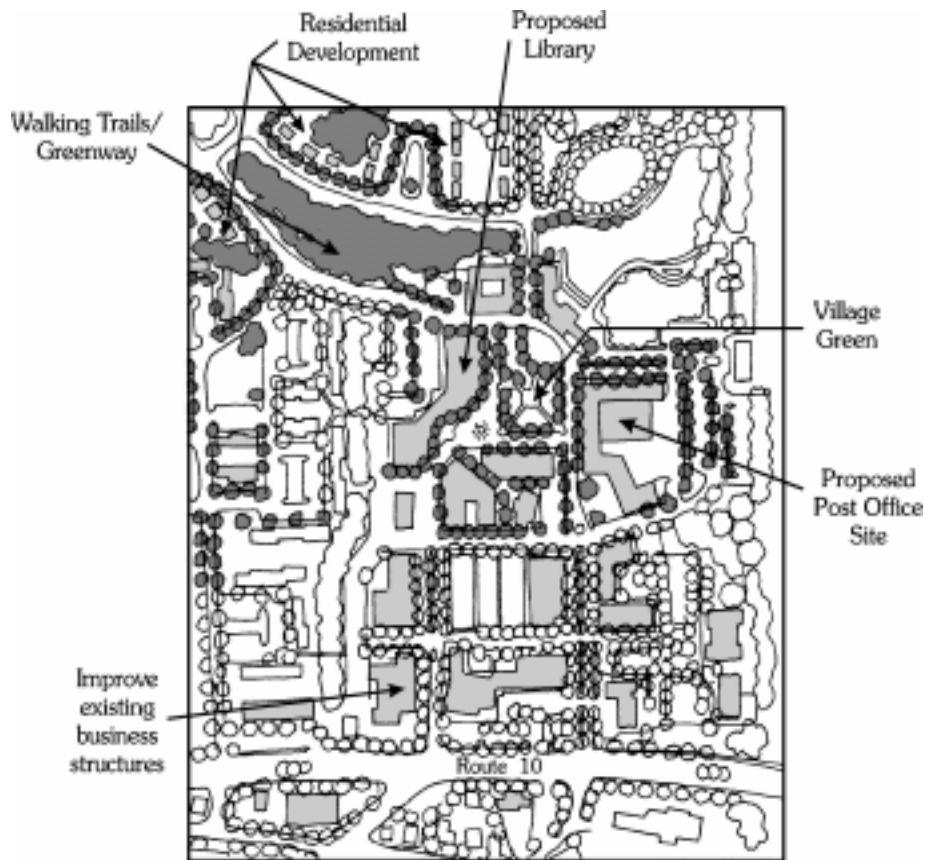


Ettrick Village scene along Chesterfield Avenue

Historic villages and well designed new suburban development can enhance a sense of community and provide a focus and central place for surrounding neighborhoods. Specific design techniques, tailored to the unique natural features and building forms of each place are applied to new construction within these special locations.



Historic Homes in Bon Air



A Village Center is planned to provide a public space and focal center for the Village of Chester

Village plans have been prepared. New public spaces are proposed to provide centers of community activity for Chester and Midlothian Villages. The traditional village pattern is to be preserved. Tight building forms, small scale buildings, and pedestrian orientation are required through County standards.



Midlothian's Sycamore Square Shopping Center is built around a colonial tavern



New Midlothian Marketplace Shopping Center maintains a colonial architectural character

Design standards and zoning requirements have been adopted to shape development within Chester, Ettrick and Midlothian Villages. Street trees, sidewalks, ornamental lights and smaller signs are planned. New and remodeled buildings should architecturally compliment the surrounding historic buildings.

Mixed Use Centers

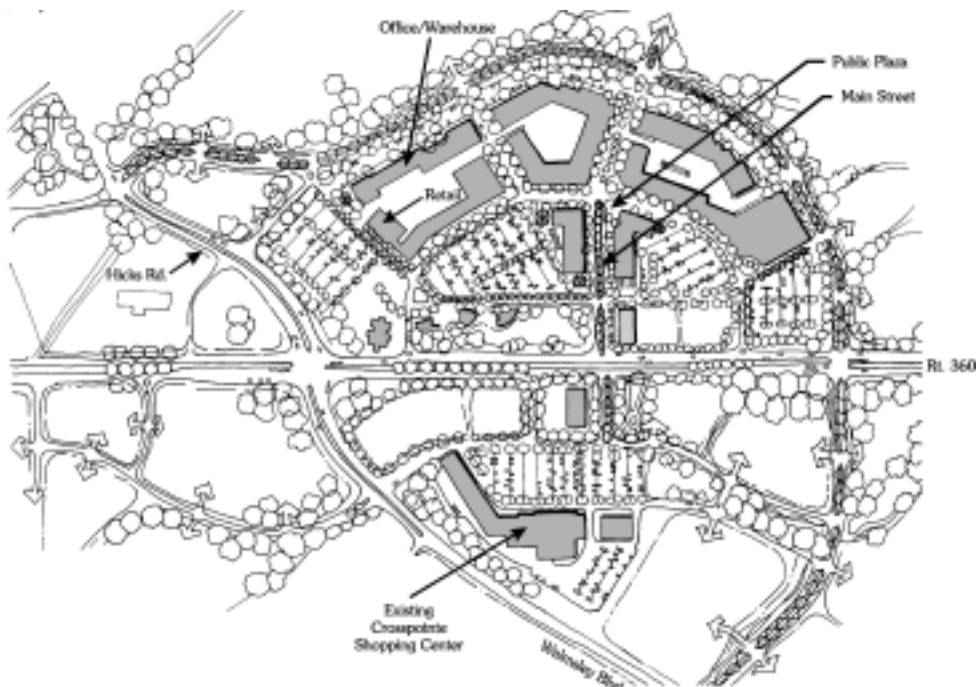
Not all existing and planned residential neighborhoods are located close to historic villages. However, quality design of key new development projects can create a place of community focus and identity. Similar to historic downtowns or village centers, these places will provide retail, office, other employment, and multi-family buildings in a well designed and functional pattern. These places are called mixed use centers.



Replacing the earlier strip commercial development pattern, these mixed use centers provide improved pedestrian and automobile circulation, architectural design compatibility, and superior site design. These centers may serve as a major destination for a future public transportation system. Bellgrade, the Courthouse Area and the planned Highway 360 and Hicks Road Center are examples of these mixed use centers.



Bellgrade Mixed Use Center built around the historic Manorhouse



Plan for Mixed Use Center at Hwy 360 and Hicks Road



1915 Chesterfield Courthouse



Chesterfield Meadows Shopping Center



Chesterfield Courthouse area Burger King
The Chesterfield Courthouse area is a center of government, employment, commerce and housing. The historic Colonial and Federal period buildings provide the architectural theme for the design of new development.



New Chesterfield County Courthouse

Preserving Rural Character

Mature forests, water views and rural buildings are essential features of Chesterfield County's rural heritage. A visual analysis of aesthetic resources that is a part of the comprehensive plan, identifies vital resources to be preserved; idyllic ponds, hilltop views, forested river and roadway corridors, and older farm buildings. County ordinances also require the preservation of mature trees along public roads and water shorelines. Other identified features are preserved to the extent practicable as new suburban development occurs.



Idyllic ponds and other rural features, such as this, are to be preserved



This 360 Corridor View is to be preserved as development occurs



County Regulations call for preserving mature trees of eight inch caliper or greater along major roads in commercial areas



Fifty-foot wide forested buffers area to be preserved along major residential roads



Forested shorelines of lakes, rivers and streams will be preserved, such as this view along Lake Chesdin



Architectural vestiges of the past, such as Crump's Store at Winterpock, are desirable both to preserve and recreate similar building forms through new development.

These examples illustrate design principles which are being applied throughout Chesterfield County. These efforts can develop a physical environment which is uniquely Chesterfield County, Virginia. A place its citizens are proud to call home.

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Chesterfield County Development Strategy

